

VILLAGE OF PLOVER

Wisconsin



2024 HOUSING AFFORDABILITY REPORT

Permit Year: 2023

Prepared by: Village of Plover
Community Development
Department



www.ploverwi.gov

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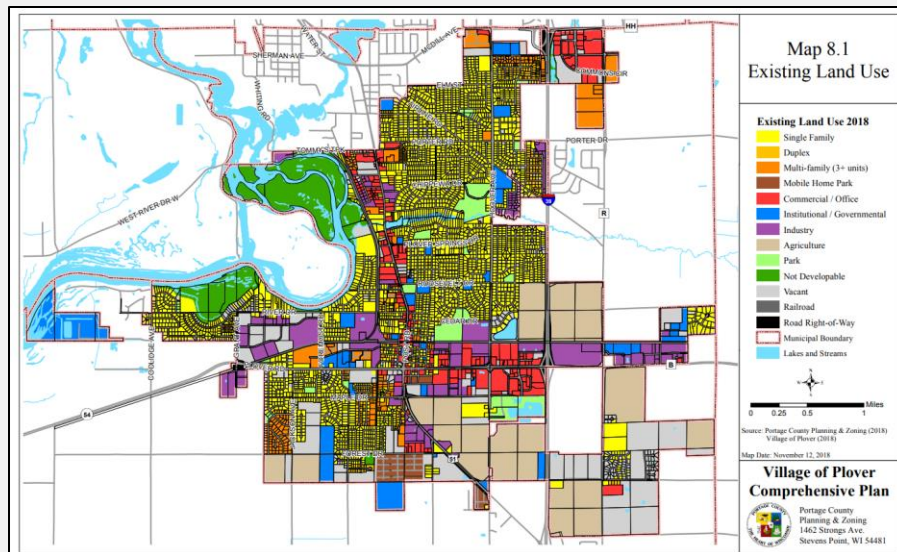
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SECTION 1: EXECUTIVE SUMMARY

Introduction: 2017 Wisconsin Act 243 created Wis. Stats., §66.10013 and §66.10014 requiring municipalities with a population of 10,000 or more to prepare a report of the municipality's implementation of the housing element of their comprehensive plan as required by §66.1001. This document is intended to meet all requirements of Act 243 for the Village of Plover while providing insight into the current housing and residential market, related constraints, and impacts related to municipal policies, fees, and assistance.

Data for this report was collected by planning staff from a variety of sources including but not limited to the US Census Bureau, Portage County Planning and Zoning, and the Village of Plover. Village data was derived from 2023 adopted fee schedules, development records, and applicable ordinances. The collected and analyzed data was from the 2023 calendar year, yet this report was finalized January 2024. For consistency and clarity this report only includes those projects/permits approved and/or recorded in 2023, yet those projects/permits approved prior to 2023 may be shown in comparison to the 2023 figures for reference. The Village of Plover is in the process of updating its Comprehensive Plan, therefore some of the references to the Comprehensive Plan refer to the draft document rather than the formally adopted document from 2005.



Existing Land Use Map(above) and Land Use breakdown (below)
Source: 2021 Draft Village of Plover Comprehensive Plan

Village of Plover Existing Land Use (breakdown by Acreage) 2023		
Existing Land Use Category	Acres	%
Single Family Residential (SF)	1,944	27.0%
Duplex Residential (TF)	125	1.7%
Multi-Family Residential (3+ units)(MF)	272	3.8%
Mobile Home (MH)	60	0.8%
Commercial/Office (C)	397	5.6%
Industrial (I)	498	7.0%
Institutional/Governmental (P)	380	5.3%
Parks (PR)	208	2.9%
Agriculture (A)	921	13.0%
Not Developable (ND)	342	4.8%
Transportation (T)	1,022	14.4%
Water (W)	294	4.1%
Vacant (V)	586	8.3%
Total(s):	7049	100%

SECTION 2: VILLAGE BACKGROUND AND ECONOMIC TRENDS

Introduction:

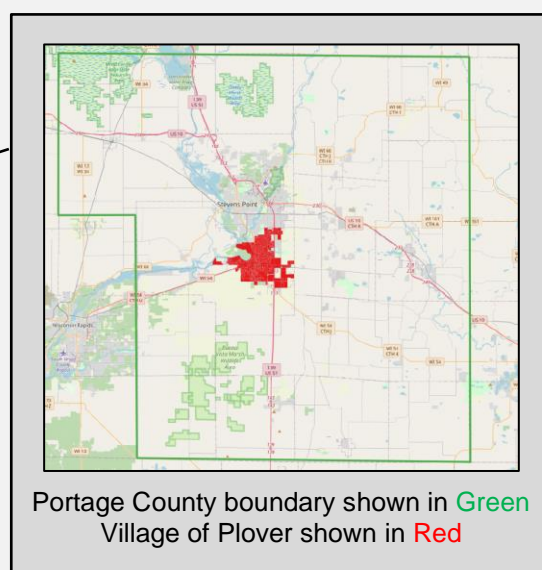
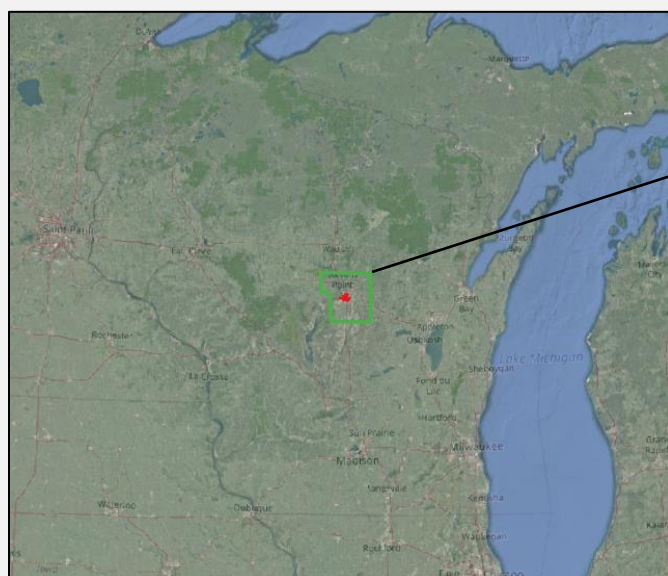
This section is intended to provide a glimpse into the community that makes up the Village of Plover. Topics such as economic and population trends, housing, and other demographics are reviewed in this section. This background will assist policy makers in future decisions related to residential development consistent with the Village's Comprehensive Plan. Although the data related to the permits, developments, and other projects were derived from 2022, the most recent population data was collected in 2020 by the US Census Bureau, yet the most recent in-depth population data available at the time the report was created was from 2019 US Census: American

Community Survey (ACS) 5-year estimates. All data sources will be identified near the data table/graph to provide further clarity when applicable.

Village Location:

The Village of Plover is located in Portage County, Wisconsin which is centrally positioned within the state. The village is situated immediately south of the City of Stevens Point and the Village of Whiting. Major roadways such as Interstate 39, State Highway 51 and 54 run through the Village of Plover. Being located along several major roadways, the community is approximately 40 minutes away from other central Wisconsin urban areas such as Marshfield, Wisconsin Rapids, Wausau, and Waupaca. The Village is bordered by the Wisconsin River along the western boundary, whereas the Town of Plover surrounds the majority of the southern and eastern portions of the Village. Plover's municipal boundary encompasses approximately 10.35 sq. miles and is continuously increasing in size due to development proposals and annexation.

Village of Plover, Wisconsin (Location)



Population Statistics:

Since the Village became incorporated in 1971 it has seen unique population increases consistently surpassing other similar central Wisconsin municipalities as it relates to growth. Although the Village of Plover is relatively small, within Portage County, from 2010 to 2020 the county as a whole saw a population increase of 358, whereas the Village has seen a population increase of 1,396 during the same 10-year increment. As shown on the table below, the Village of Plover has experienced significant growth over the years going from a population of 2,618 in 1971 when it was incorporated to 13,519 in 2020.

Year	Population	Net (+/-)	% Change
1971	2,618	-	-
1980	5,310	+2,692	+102.83%
1990	8,176	+2,866	+53.97%
2000	10,520	+2,344	+28.67%
2010	12,123	+1,603	+15.24%
2020	13,519	+1,396	+10.33%

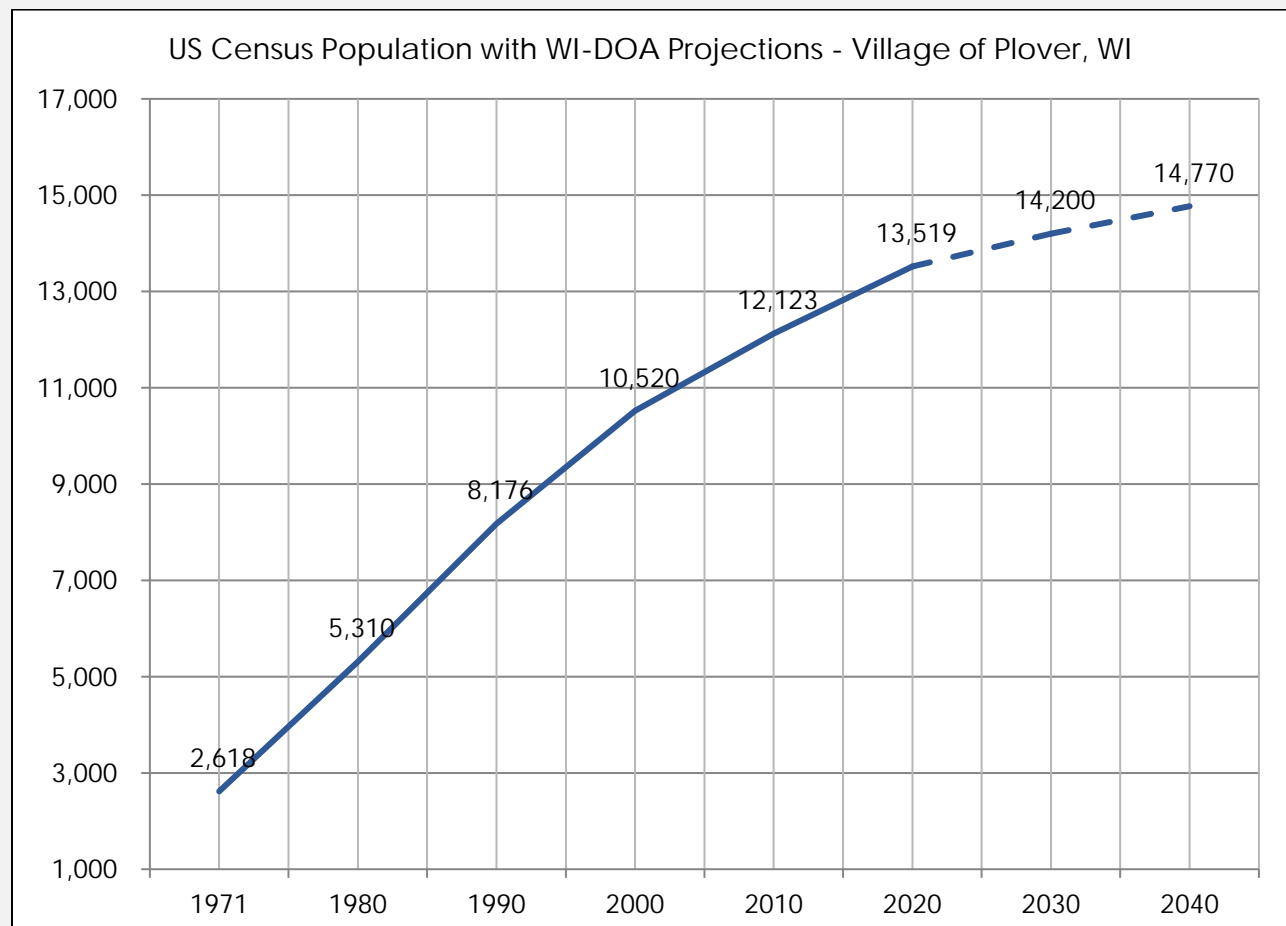
Source: U.S Census Bureau

The Village is part of the Stevens Point urban area, which includes the City of Stevens Point, Villages of Plover, Whiting and Park Ridge. The urban area's population has increased 30.64% as a whole between 1970 and 2020 (Population increase of 12,682). Population growth within the Village of Plover has had a significant impact on the population of the urban area. As shown below, Plover is the only "urban" municipality within this group to consistently increase in population and percentage of the urban area population. All of the municipalities have seen a decrease in their percentage of the urban area population from 1970 to 2020. For example: the Village of Plover comprised 9.12% of the urban area's population in 1970 and in 2020, the Village consisted of 32.67% of the total urban area's population. A comparison of growth between these urban areas can be found within the table below.

Population Changes within the "Urban" Areas:

↓ Year	Population Change					% Of Urban Area Population Change			
Municipality ⇒	Plover	Stevens Point	Park Ridge	Whiting	Total	Plover	Stevens Point	Park Ridge	Whiting
1970	2,618	23,479	817	1,782	28,696	9.12%	81.82%	2.85%	6.21%
1980	5,310	22,970	643	2,050	30,973	17.14%	74.16%	2.08%	6.62%
1990	8,176	23,006	546	1,838	33,566	24.36%	68.54%	1.63%	5.48%
2000	10,520	24,551	488	1,760	37,319	28.19%	65.79%	1.31%	4.72%
2010	12,123	26,717	491	1,724	41,055	29.53%	65.08%	1.20%	4.20%
2020	13,519	25,666	492	1,701	41,378	32.67%	62.02%	1.18%	4.11%

Source: U.S Census Bureau



The solid portion of the line represents actual population values, whereas the population projections are shown as a dashed line.

Income & Employment:

Household income for a community indicates several items, most importantly being an indicator of local economic/social health and prosperity. The Village's income distribution is indicated on the table below. The 2000 and 2010 data was derived from official US Census data, whereas 2019 data was derived from US Census American Community Survey Estimates, therefore there will be some deviation from other data as well as a margin of error for these estimates.

Household Income Comparison between Plover and Portage County from 2000-2019:

	Plover			Portage County		
	2000	2010	2019 (Est)	2000	2010	2019 (Est)
Household #	4,000	4,644	5,308	25,112	27,573	28,675
Less than \$10,000	147	148	250	1,767	1,837	1,495
\$10,000-\$14,999	172	265	184	1,608	1,561	1,332
\$15,000 - \$24,999	389	469	455	3,174	3,171	2,553
\$25,000-\$34,999	568	436	338	3,425	2,893	2,738
\$35,000-\$49,999	623	567	845	4,484	3,911	3,876
\$50,000-\$74,999	1,071	992	1,081	5,771	5,915	5,416
\$75,000-\$99,999	545	708	684	2,820	3,977	4,104
\$100,000-\$149,999	286	721	891	1,346	2,912	4,567
\$150,000-\$199,999	105	199	318	371	704	1,484
\$200,000 or more	94	139	262	346	692	1,110
Median Income	51,238	59,714	60,482	43,487	51,456	58,853
Mean Income	57,951	70,580	79,357	50,373	62,396	76,448

With one of the highest median incomes in Portage County, the Village of Plover has seen a shift in the income distribution and identifies that there are more higher earning households in the village compared to 2000 and 2010. Additionally, it appears the Village has 61% of its households with an income of \$50,000 or more compared to Portage County as a whole with 58% of the households making \$50,000 or more in income. This data and information provides some initial evidence that Plover residents are, on average, in a slightly more favorable economic position relative to some other communities in Portage County.

Employment is also a key indicator of the local economic health within the Village. As identified in the table below, the Village's estimated (2019) 1.46% unemployment is lower than Portage County's 2.22%, both of which are significantly lower than what is considered "normal" unemployment in a stable economy of 4.00%.

Employment Status and Comparison:

<i>Data used in this table was derived from US Census (ACS 2019 Estimates)</i>	Plover	Plover %	Portage County	Portage County %
Total Population 16 years and over	10,054	N/A	58,435	N/A
In labor force	6,739	67.02%	39,139	66.97%
Employed	6,579	65.43%	39,097	66.90%
Unemployed	147	1.46%	1,303	2.22%
Armed Services	13	0.12%	42	0.07%
Not In Labor Force	3,315	32.97%	19,296	33.02%

Housing Trends and Background:

Per the American Community Survey (ACS), the following data and information was derived from 2019 5-year Estimates which have a variable margin of error, yet the data should provide some insight into the housing market, housing age, and cost of living within the Village of Plover. As shown below the majority (61%) of the housing within the Village of Plover was constructed between 1970 and 2009, whereas approximately 25% of the total housing was built between 1990 and 1999. With aging homes and properties, there is always an increased need and interest in investing in new residential development. Considering the life/age of a residential building, the Village is in a favorable position given it appears only approximately 2% of the housing was built before 1940.

Housing Age Breakdown:

Year Structure Built	1990	2000	Estimate 2006-2010	Estimate 2015-'19
2014 or later				216 4%
2010 to 2013				372 7%
2000 to 2009			868 18%	989 18%
1990 to 1999		1,419 34%	1,194 25%	1,388 25%
1980 to 1989	1,461 49%	1,265 30%	1,127 24%	1,117 20%
1970 to 1979	958 32%	953 23%	1,089 23%	921 16%
1960 to 1969	347 12%	321 8%	260 5%	359 6%
1950 to 1959	67 2%	88 2%	121 3%	138 2%
1940 to 1949	65 2%	74 2%	14 0.3%	22 0.4%
1939 or earlier	80 3%	79 2%	101 2%	115 2%
Total Units Listed	2,978	4,199	4,774	5,637

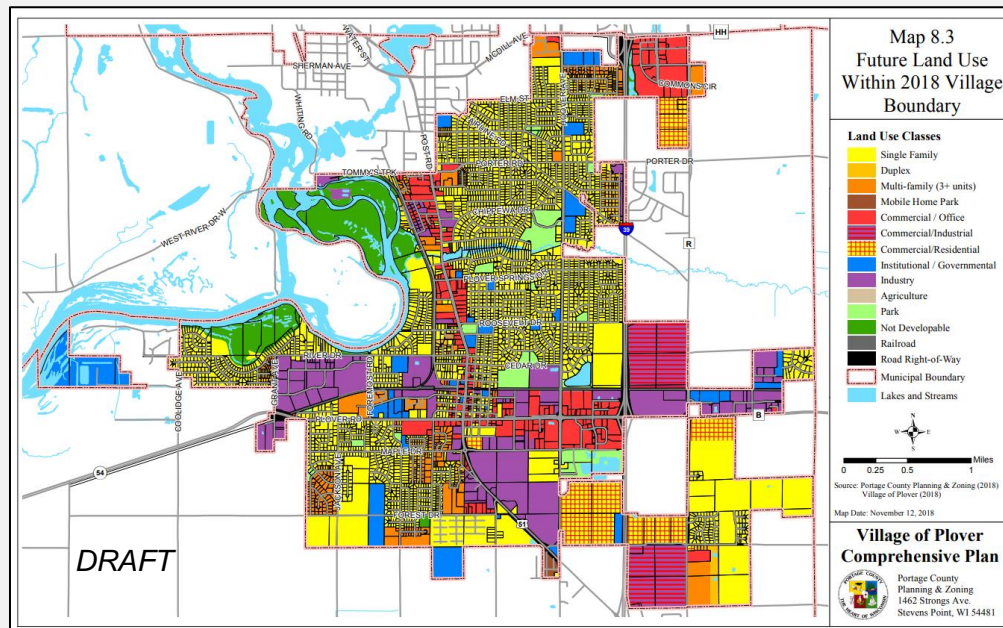
As shown in the table below, the Village of Plover has consistently had an overall greater average (median) housing value compared to Portage County as a whole. With an aging housing market, it is crucial to ensure new developments and residential construction maintains a high value and quality for future use. The Village anticipates a continued increase in the value of these properties and developments consistent with the below trends.

Comparison of Housing Value 1990-2019:

Housing Value (Owner Occupied)	Village of Plover				Portage County			
	1990	2000	Estimate 2006-'10	Estimate 2015-'19	1990	2000	Estimate 2006-'10	Estimate 2015-'19
Less than \$50,000	123 7%	23 1%	159 3%	213 7%	3,562 34%	781 6%	996 5%	1,095 6%
\$50,000 to \$99,999	1,288 78%	659 28%	203 7%	68 2%	6,139 58%	6,028 46%	3,226 17%	2,150 11%
\$100,000 to \$149,999	220 13%	1142 49%	997 33%	592 20%	716 7%	4,253 32%	5,105 27%	4,619 23%
\$150,000 to \$199,999	20 1%	321 14%	949 32%	1,095 36%	150 1%	1,329 10%	4,597 24%	4,824 24%
\$200,000 to \$299,999	0 0%	138 6%	512 17%	717 24%	19 0%	493 4%	3,426 18%	4,526 23%
\$300,000 to \$499,999	0 0%	52 2%	164 5%	282 9%	4 0%	204 2%	1,339 7%	2,063 10%
\$500,000 to \$999,999	0 0%	0 0%	24 0.8%	61 2.0%	0 0%	0 0%	274 1.4%	420 2.1%
\$1,000,000 or more	0 0%	0 0%	0 0%	0 0%	0 0%	0 0%	91 0.48%	97 0.49%
Total Occupied Units	1,651	2,335	3,008	3,028	10,590	13,088	19,054	19,794
Median Value	\$70,700	\$118,200	\$155,100	\$175,300	\$58,600	\$98,300	\$151,700	\$168,100

Source: U.S. Census 1990, 2000 Census, American Community Survey 2006-2010 and 2015-2019 5-year Estimates

Land Use Opportunities and Constraints:

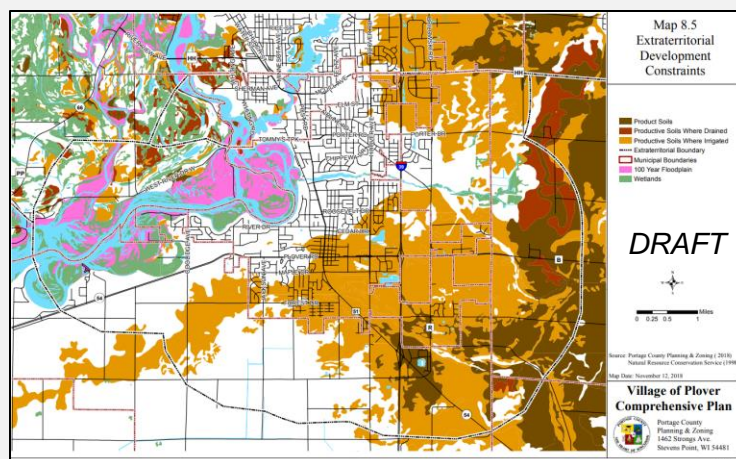


Draft Comprehensive Plan: Future Land Use Map

Existing land use will, to a great extent, determine the location and character of future development in the Village of Plover. Currently developed areas in the Village and surrounding Towns will provide the framework for where future growth will likely occur. Plover will continue to work with developers to identify suitable lands for development while ensuring consistency with the Comprehensive Plan, other applicable guiding planning documents, and the existing as well as projected residential/commercial needs.

Existing residential development is separated into single family, duplex, multi-family and mobile home categories. Single Family residential, the largest overall land use category, covers 1,791 acres, or 25% of the Village land area. Duplex residential (buildings with two dwelling units), accounts for 121 acres (2%) of Village land. Multiple family residential (three or more units per building) accounts for 275 acres, (4%). Mobile homes account for 74 acres (1%). Among residential activities, land identified as Single Family showed the largest increase in acreage between 2005 and 2018 (182 acres +11%). Multiple Family acreage, however, showed the largest percentage increase (140 acres +104%). Duplex acreage also increased by 20%.

Village of Plover and Extraterritorial Development Constraints:



Soil types and other land cover characteristics such as wetlands and floodplain areas can restrict development.

SECTION 3: 2022 RESIDENTIAL DEVELOPMENT AND LAND DIVISION

Introduction:

The data provided in this section is consistent with Wis. Stats., §66.10013 and provides information specifically pertaining to §66.10013(2)(a) and (b). The land division data below includes all land divisions in 2022 regardless of use or land use classification. The data below related to the subdivision plats include both preliminary and final plats, whereas the number of parcels created were not counted twice, the figures below include the total number of parcels for that particular development. Additionally, the surveys shown below only include those land divisions that were approved and/or recorded in 2022. There may be some discrepancies in regard to the total number of parcels created and CSMs that were reviewed by the Village and when fees were charged, yet for the purposes of this report it is assumed all the CSM's that were recorded in 2022 were reviewed by the Village and were subject to the \$25 fee.

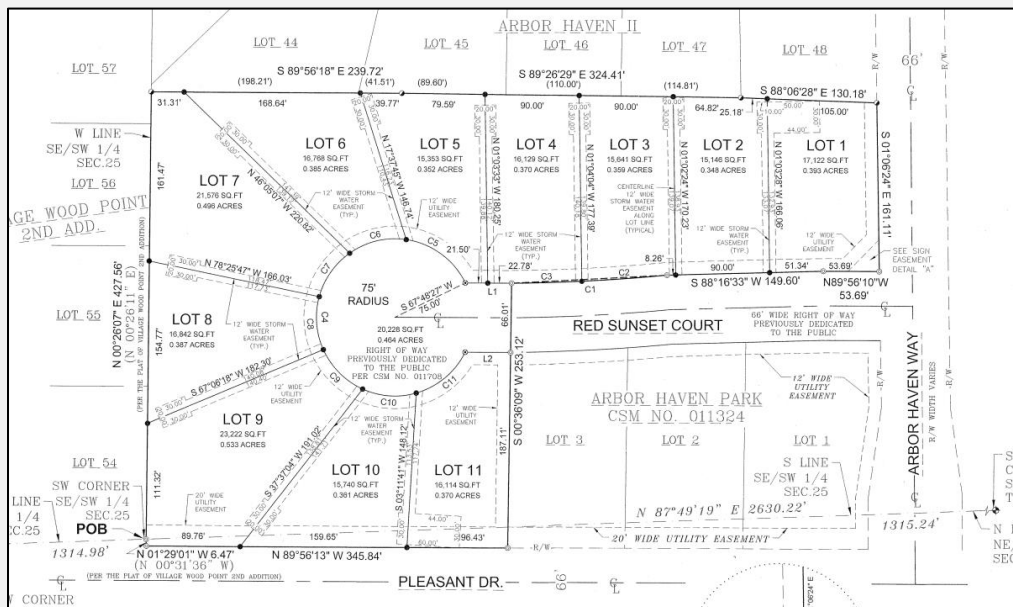
Land Division and Fees:

2023 Subdivision Plats, Certified Survey Maps, Condominium Plats (§66.10013(2)(a)):

	CSMs/Surveys	Subdivision Plats	Number of Parcels Created	Net +/- change in the number of parcels
Number of CSMs/Plats Recorded in 2023	14	1		
New Parcels Created	26	11	37	+10
Parcel Split CSM's	7			
Parcel Combination CSM's	4			
Parcel Reconfiguration CSM's	3			

2023 Subdivision Fees:

Preliminary Plat Review Fee = \$300, Final Plat Review Fee = \$100, CSM Review Fee = \$25 per parcel



As shown in the above table there was a +3 net increase in the number of parcels created in the Village of Plover in 2023. This is a much lower number than 2022 where 101 parcels were created with a net increase of +84 parcels within the Village. There were 18 CSMs in 2022 which is slightly higher than the 2023 number of 14, yet in 2022 there were 2 subdivision plats recorded/approved which resulted in the largest deviation in the final annual figures.

Building Permits and Fees:

The fees accrued and identified in the tables below include most of the related fees associated with the residential development/project (Village of Plover fees only) these fees are associated to the Building Permits for new construction and/or additions/alterations to existing residential principal buildings. The fees and number of permits within these tables do not include miscellaneous items and fees associated with minor projects or approvals such as a new water heater, electrical work, plumbing, landscaping, HVAC, rezones, Conditional Use Permits, etc. The total permit fees accrued include a variety of factors dependent on the specific development and application submission.

2023 Approved Residential Building Permits (§66.10013(2)(a)):

Month	Residential Additions/Alterations	Mobile Home Placements	New Single-Family	New Two-Family	New Multi-Family
JANUARY	4	0	0	0	0
FEBRUARY	2	2	0	0	0
MARCH	6	0	15	1	0
APRIL	8	4	2	0	0
MAY	6	0	4	0	0
JUNE	2	2	6	0	0
JULY	4	6	3	0	0
AUGUST	5	3	3	0	0
SEPTEMBER	5	1	0	1	0
OCTOBER	2	3	13	0	0
NOVEMBER	1	3	0	0	0
DECEMBER	3	2	2	1	0
TOTAL	48	26	48	3	0
Total NEW Residential Units (2023)	N/A	26	48	6	0

The permit numbers above associated with the residential principal structure additions/alterations DO NOT include minor interior (HVAC, Plumbing, or Electrical) modifications nor accessory structure/landscape permits or fees. Alteration/Addition permits included projects where the total square footage of the building changed or would result in a change in the number of bedrooms or principal structure layout. *Commercial and Industrial construction is not included in this report.*

In 2023, a total of 77 new residential buildings were permitted, resulting in 80 new residential units within the Village of Plover. Overall, the Village saw a total residential value increase of \$19,596,370 based on the ("major" project) permits approved in 2023 covered under this report. Including those permits not included in the tables above and below (minor interior projects) along with the permits documented within this report, the Village of Plover saw a total residential value increase of \$21,056,932.50 in 2023.

2023 PERMIT FEES obtained by month/per residential development type

Month	Residential Additions/Alterations	Mobile Home Placements	New Single-Family	New Two-Family	New Multi-Family
JANUARY	476.28	0	0	0	0
FEBRUARY	237.5	250	0	0	0
MARCH	456.29	0	25,419.68	3,133.92	0
APRIL	1,342.67	500	3,822.72	0	0
MAY	505.22	0	7,742.78	0	0
JUNE	100	250	12,301.76	0	0
JULY	200	750	4,392.12	0	0
AUGUST	461.24	375	4,723.98	0	0
SEPTEMBER	350	125	0	2,588.96	0
OCTOBER	250	375	21,237.48	0	0

NOVEMBER	100	375	0	0	0
DECEMBER	176.1	250	6,098.24	2,987.76	0
TOTAL FEES	4,655.3	3,250	85,738.76	8,710.64	0
Average Fee per Project/Permit	\$96.98	\$125	\$1,786.22	\$2,903.54	N/A

The fees included in the above table were derived from the Building Inspection Department and includes all permit fees (Park fee, building inspection fees, driveway, occupancy, etc)

2023 PROJECT VALUE by month/per residential development type

Month	Residential Additions/Alterations	Mobile Home Placements	New Single-Family	New Two-Family	New Multi-Family
JANUARY	133,154	0	0	0	0
FEBRUARY	185,000	12,000	0	0	0
MARCH	91,258	0	5,856,000	250,000	0
APRIL	510,000	36,000	960,000	0	0
MAY	166,597	0	1,250,000	0	0
JUNE	27,145	12,000	2,495,487	0	0
JULY	47,800	36,000	1,195,000	0	0
AUGUST	281,808	13,200	780,000	0	0
SEPTEMBER	106,095	6,000	0	350,000	0
OCTOBER	50,000	48,000	3,587,700	0	0
NOVEMBER	10,088	48,000	0	0	0
DECEMBER	25,970	12,000	614,067.6	400,000	0
TOTAL Value	1,634,915	223,200	16,738,255	1,000,000	0
Average Value Per Project/Permit	\$34,060.7	\$8,584.6	\$348,713.6	\$333,333	N/A

The project values included in the above table were derived from the Building Inspection Department and includes the developers projected value (final values will be confirmed upon the final assessment or appraisal when the project is complete). Project values above only include values associated with permits identified within this report shown in the tables above (which exclude minor projects and alterations).

2021-2023 Average Permit Fee(s) Per Residential Development:

	Residential Additions/Alterations	Mobile Home	Single-Family	Two-Family	Multi-Family
Average Permit Fee 2021	\$118	\$125	\$1,332.5	\$1,357.89	N/A
Average Permit Fee 2022	\$85.04	\$125	\$1,876.1	\$2,338.41	\$6,591.72
Average Permit Fee 2023	\$96.98	\$125	\$1,786.2	\$2,903.54	N/A

In general, building permit fees are derived from project value/costs therefore there will be a deviation in the permit costs over time even when permit fees and rate has remained the same.

2021-2023 Average Residential Project Value per Development:

	Residential Additions/Alterations	Mobile Home	New Single-Family	New Two-Family	New Multi-Family
Average Value 2021	\$27,312	N/A	\$288,940	\$267,909 (per building)	N/A
Average Value 2022	\$32,159	\$6,282	\$354,056	\$308,182 (per building)	\$1,146,250 (per building)
Average Value 2023	\$34,061	\$8,585	\$348,714	\$333,333 (per building)	N/A

As alluded to above and elsewhere in this report these final Average Value should be seen as a reference given the final assessment of the development(s) will take place after the construction is completed. The

values provided for this report were derived from the application materials submitted by the developer, builder, owner(s) as a part of the permitting process.

Residential Development and Fee Analysis:

As shown in the data tables in the previous section, the average permit cost for a residential principal structure addition/alteration was \$96.98 whereas, for a new single-family home the cost for building permit fees total (on average) \$1,786.2, and \$2,903.54 for two-family dwellings (structure). For single family residential additions/alterations the permit fees consist of on average 0.28% of the total project valuation when completed slightly higher than the 0.26% in 2022. This slight increase from 2022 in the average percentage can be attributed to the increased average value of construction. Additionally, on average, permit fees for new single-family homes were only 0.51% of the total value of the project and 0.87% for two-family developments. The residential permit fees appear to be minimal compared to both project cost and the over valuation of the project when completed. It is expected the total value of the developments documented in this report will likely be higher than reported yet the information provided should be seen as a reference and should be relatively consistent with the actual figures. Although, there are fees not taken into consideration under this section, this report includes all the required information per Wis. Stat., 66.10013 and 66.10014. The permit review process is continuously being reviewed to improve efficiency.

Breakdown of Fee's:

The fees below are identified in the Village of Plover Fee Schedule (Chapter A-600). The fees below only include those that are required to be submitted under Wis. Stat., 66.10013 and 66.10014, other fees that may apply to residential development are not included in this list. As shown below the fees for different types of projects do not always consist of a base or consistent fee but are derived from the number of units and/or proposed square footage for a project. Other fee amounts are derived from base values identified in Chapter A-600 of the Village Code of Ordinances.

On January 1st, 2024 updated fees were effective per the Village of Plover official Fee Schedule (Chapter A-600). Below are the relevant permit fees for both the 2023 year and 2024.

NEW (2024) BUILDING PERMIT FEE(S).

- One- and two-family dwelling: \$.10 per square foot or fraction thereof, \$50 minimum.
 - Plan review: \$50.
 - Early Start (footing and foundation only): \$50
 - State Seal: \$40
- Multiple-family dwelling (three or more units): \$.15 per square foot or fraction thereof, \$75 minimum.
 - Plan review: \$50 plus \$5 per unit.
- Residential additions, private garages, accessory buildings, breezeways, decks, sheds, etc.: \$.10 per square foot or fraction thereof, \$50 minimum.
 - Plan review: \$25 (may be waived by plan reviewer for minor review(s)).
- Mobile Home Installation fee: \$150 (flat rate for all applicable Chapter 212 fees, unless otherwise required by local or state regulations)
- **Impact Fee.** No applicable fee
- **Park Impact Fee(s).** Studio or one-bedroom dwelling unit = \$305, Two-bedroom dwelling unit = \$410, Three or more-bedroom dwelling unit or SFR = \$573
- **Land Dedication or fee in Lieu of Land Dedication Requirement.** No applicable fee
- **Plat Approval Fee(s) Land Division.**
 - (1) Preliminary plat review fee: \$400 for first application and \$50 for reapplication.
 - (2) Final plat review fee: \$200 for first application and \$50 for reapplication.
 - (3) Minor subdivision (CSM) review fee: \$50

- **Storm Water Management Fee.** No applicable fee
- **Water or Sewer Hook-Up Fee.** Residential connections = \$40

(2023) BUILDING PERMIT FEE(S).

- One- and two-family dwelling: \$. 10 per square foot or fraction thereof, \$50 minimum.
 - Plan review: \$50.
 - Early Start (footing and foundation only): \$50
 - State Seal: \$40
- State permit, one- and two-family dwelling: \$5 plus state fee.
- Multiple-family dwelling (three or more units): \$. 12 per square foot or fraction thereof, \$75 minimum.
 - Plan review: \$50 plus \$5 per unit.
- Residential additions, private garages, accessory buildings, breezeways, decks, sheds, etc.: \$. 10 per square foot or fraction thereof, \$50 minimum.
 - Plan review: \$25 (may be waived by plan reviewer if minor review).
- **Impact Fee.** No applicable fee
- **Park Fee.** Studio or one-bedroom dwelling unit = \$288, Two-bedroom dwelling unit = \$387, Three or more-bedroom dwelling unit or SFR = \$541
- **Land Dedication or fee in Lieu of Land Dedication Requirement.** No applicable fee
- **Plat Approval Fee(s) Land Division.**
 - (1) Preliminary plat review fee: \$200 for first application and \$25 for reapplication.
 - (2) Final plat review fee: \$100 for first application and \$25 for reapplication.
 - (3) Minor subdivision (CSM) review fee: \$25 per lot.
- **Storm Water Management Fee.** No applicable fee
- **Water or Sewer Hook-Up Fee.** Residential connections = \$40

SECTION 4: CONCLUSION

Overview:

Although the Village of Plover has experienced significant growth over the last 50 years relative to other similar central Wisconsin communities, there are still a significant number of parcels within the village that can accommodate residential development. It appears based on the information and data collected for this report the permit fees associated with residential construction and development are minimal as it relates to total project costs and property/structure valuations post construction. Additionally, in most cases the fees account for what would be 0.6% or less of the total valuation of the project when completed.

Although the permit and review fees related to residential development appear to be minimal based on the information provided in this report, the village continues to modernize the application/submission procedures and documents to make the process more effective and efficient. The increase in efficiency will save developers and property owners time and money when it comes to the application, review, and approval process. The Village of Plover believes that with the modernization of the permit applications and review process, the time and cost necessary to approve and develop new residential subdivisions will be even further reduced to ideally meet the 20% goal established in Wis. Stat., 66.10014.

All of the graphics within this section were derived from Village of Plover and Portage County data. The information was then collected by the Village GIS Manager, whom created the maps and lists provided at the end of the document. The maps and lists within this section were created to meet the applicable requirements of Wis Stat., 66.10013(2)(c) and (d). The areas where residential development can occur is spread throughout the village, yet the majority of the growth and new development over the last few years has been focused on the eastern and southeastern side of the Village with some infill throughout. There appears to be sufficient vacant land that

would allow the village to continue to grow to meet existing and forecasted housing demand. Additionally, there has been a relatively recent interest and history of more multi-family and two-family developments within the village which promotes (in most cases) cost effective development with less land intensive needs to service the same number of or more residents (compared to a development solely designated for single family homes). Furthermore, when necessary, annexation is used as a tool to incorporate additional lands within the Village for development purposes.

As previously indicated in this report, the Village Comprehensive Plan is in the process of being drafted (to be completed in 2024). The maps and lists below have some overlap when it comes to residential zoning and suitability for residential development given the variability of the Planned Development District (PDD) and other factors. The parcels that are not residentially zoned (Map B) includes parcels that may be suitable for residential development yet, these parcels would likely require additional considerations and approves prior to a residential development (Rezone, Comprehensive Plan Revision, Conditional Use Permit, etc). A rezone request costs \$250 in fees, whereas the Conditional Use Permit has a \$150 review/processing fee. Rezones and Conditional Use Permits require Plan Commission and Village Board approval. Depending on the development and its proposed location, a Comprehensive Plan amendment may also be required for the approval (Future Land Use Map revision). Permit fees, applications, and ordinances can be found on the Village website or by contacting Community Development staff (*Village Website*: <https://www.ploverwi.gov/167/Community-Development-Zoning>).

Maps and Lists:

Map and List **A** identify the vacant residentially zoned parcels within the Village. The maps and lists provide some insight related to vacant properties within the Village of Plover that may be suitable for residential development. The suitability of such parcels for residential uses was derived from the official zoning map and future land use classifications in the draft Comprehensive Plan. Some of the parcels included in List and Map A may be zoned Planned Development District (PDD) where residential uses are permitted. There are approximately 480 acres of residentially zoned vacant land within the Village of Plover (at the time this report was published).

Whereas, Map and List **B** include lands that are not (directly) residentially zoned they may be suitable for residential development (based on a variety of factors). Some of the areas/parcels identified are within the Planned Development District (PDD) which has a wide variety of allowable uses and development options based on the current needs/interest, the parcel's location, and underlying zoning designation. Additionally, these areas are occasionally included in TID's which offers additional incentives to develop within the village due to the initial reduced cost for development and improvements. All of these factors make development within the Village of Plover favorable and feasible, low permit and review fees along with amply land available for development has left the municipality in a relatively good position to meet current and future housing needs. There is approximately 1,000 acres of non-residentially zoned vacant parcels within the Village of Plover (at the time this report was published).

List A: Vacant Residentially Zoned Parcels

ACREAGE	ZONING CODE	PIN NUMBER	STREET ADDRESS
1.74	PDD	173-23-0835-14.05	NONE
0.92	R2	173-64-10	1811 CLAR-RE DR
3.2	R2	173-23-0820:06.21	2315 TIMBER RIDGE DR
0.53	R2	173-46-0702	810 THIRD ST
0.47	R4	173-23-0811-08.08	420 OAKWOOD AVE
0.46	R2	173-75-070	2021 JUNIPER LN

0.445	R3	173-73-68	510 NINTH ST
1.55	B2	173-44-C51B	PLOVER SPRINGS DR
0.91	B2	173-44-C4801	1821 POST RD
0.45	R2	173-47-0604	930 SIXTH ST
0.39	R3	173-73-35	531 GLORIA DR
0.77	R2	173-76-12	2920 BIMINI CT
0.51	B2	173-23-0815-HS-18.21	1530 POST RD
0.43	R2	173-23-0828-05.06	3010 KATHERINE CIR
0.67	PDD	173-60-F01	950 CLEARVIEW CT
0.57	PDD	173-60-F02	940 CLEARVIEW CT
0.74	PDD	173-60-F03	930 CLEARVIEW CT
0	R2	173-85-019	2411 RAINBOW DR
0.7	R4	173-44-B53	2861 CEDAR DR
0.38	R2	173-47-1109	741 AIRLINE RD
0.48	R2	173-75-081	711 RAMBLE LN
0.7543	R2	173-75-088	2130 JUNIPER LN
0.63	R2	173-75-086	2110 JUNIPER LN
0.64	R2	173-47-0405	910 FOURTH ST
0.53	R2	173-47-0407	921 FIFTH ST
0.53	R2	173-46-0310	931 FOURTH ST
0.466	R4	173-40-01	1031-1033 FRED'S CT
0.72	R2	173-49-43	2330 ASPEN LN
0.71	R2	173-49-47	2311 ASPEN LN
1.03	B2	173-44-C5902	2201/2205 POST RD
2.65	B2	173-44-C5201	1961 POST RD
1.21	B2	173-23-0828-01.11	3051 WILSON AVE
0.37	R2	173-80-0102	2141 WISCONSIN AVE
0.99	R2	173-79-E07	1811 HAMILTON CT
0.453	R4	173-40-31	1500-1502 DENNIS DR
0.55	R2	173-82-A1202	3021 EVERGREEN DR
0.39	R3	173-52-A45	1010 FIFTH ST
0.429	R2	173-74-05	1051 MELODY LN
0.5	R2	173-45-0601	2520 PORTER RD
0.48	R2	173-75-092	841 RAMBLE LN
0.4748	R2	173-74-13	1011 BEL-AIRE DR
0.47	R6	173-70-G03	3330 HOFFMAN DR
0.47	R6	173-70-G04	3340 HOFFMAN DR
0.45	R2	173-48-B29	1940 BROOKRIDGE DR
0.51	R6	173-73-C07	330-336 WHITE OAK AVE
0.93	R2	173-48-B25	1911 BROOKRIDGE DR
3.26	R2	173-48-B24	1831 BROOKRIDGE DR
0.83	R2	173-23-0815-05.12	1021 SEVENTH ST
0.76	R2	173-63-0407	820 AIRLINE RD
0.46	R2	173-47-0509	931 SIXTH ST

0.47	R2	173-60-06	1031 EIGHTH ST
0.46	R2	173-88-19	3050 MONICA CT
0.46	R2	173-88-23	3150 MONICA LN
0.7	R4	173-23-0815-HS-01.09	1311 FOX LN
0.64	R3	173-58-07	1201 ZBLEWSKI DR
1.37	R2	173-23-0815-13.06	NONE
0.388	R3	173-48-049	570 CANTERBURY DR
0.737	R2	173-45-0104	631 THIRD ST
0.465	R4	173-40-26	1521-1523 BRENDA AVE
0.37	R2	173-80-0403	2130 WASHINGTON AVE
29.02	PDD	173-23-0825-09.02	NONE
0.57	R2	173-70-32	3350 ARBOR VITAE LN
0.33	R2	173-23-0828-05.02A	3671 PLOVER RD
0.53	R2	173-23-0810-15.09	920 NINTH ST
0.56264	R2	173-47-0507	911 SIXTH ST
0.26	B2	173-44-B0902	2301 POST RD
0.57	R2	173-82-16	2931 CHIPPEWA DR
0.5146	R2	173-59-09	1121 AIRLINE RD
0.924	R6	173-57-A062	3630 ANN MARIE DR
0.39	R2	173-44-0209	2321 WASHINGTON AVE
0.491	R4	173-40-05	1040-1042 FRED'S CT
0.35	R6	173-23-0828-15.13	3745 CLEVELAND AVE
0.44	R2	173-48-B04	1500 BROOKSHIRE DR
9.75	PDD	173-23-0825-16.01	NONE
0.46	R2	173-79-B43	2411 OK BLUFF CIR
0.53	R2	173-79-B17	4870 BUCKSKIN LN
0.61	R2	173-23-0815-HS-15.17	2340 MAGNOLIA DR
0.46	R2	173-90-0101	3400 RIVER DR
38.91	PDD	173-23-0825-13	NONE
1.75	R2	173-23-0828-06.08	PLOVER RD
4.22	R2	173-23-0828-06.09	PLOVER RD
11.53	R2	173-23-0828-08.02	NONE
0.78	R2	173-23-0828-03.11	3411 CLEVELAND AVE
0.39	R3	173-48-G41	2930 SADDLEWOOD DR
0.37	R2	173-80-0209	2141 MADISON AVE
0.82	R2	173-85-002	2731 RAINBOW DR
0.77	R2	173-64-07	1820 CLAR-RE DR
1.14	R2	173-64-03	2511 CLAR-RE CT
9.81	R2	173-23-0828-08.01	NONE
29.38	A	173-23-0828-09	NONE
0.68	R6	173-57-A061	3640 ANN MARIE DR
0.527	R6	173-57-A060	3650 ANN MARIE DR
0.51	R6	173-57-A059	3660 ANN MARIE DR
0.6	R6	173-23-0828-10.04	NONE

0.509	R6	173-57-A058	3670 ANN MARIE DR
6.5	R6	173-23-0828-15.16	NONE
0.82	R4	173-23-0828-04.14	3300 CLEVELAND AVE
0.9	R2	173-23-0815-06.09	2741 HICKORY DR
0.34	R2	173-23-0815-06.02I	2941 HICKORY DR
0.31	R2	173-44-0110	2321 MADISON AVE
0.47	R2	173-49-02	2020 ASPEN LN
0.73	R2	173-49-48	2321 ASPEN LN
0.39	R2	173-44-0211	2411 WASHINGTON AVE
0.47	R3	173-44-K11	4475 RIVER DR
0.48	PDD	173-41-2401	2441 VINEYARD DR
0.56	R2	173-53-0302	2261 BEECHWOOD DR
0.6	R2	173-53-0702	2021 RED OAK DR
1	B2	173-42-0401	2700 POST RD
0.49	R2	173-49-3501	2230 RIVER BEND RD
0.79	B2	173-23-0827-08.01C	3395 POST RD
0.5	R4	173-44-C75	2940 GILMAN DR
0.32	B2	173-44-B0	2700 RIVER DR
1.09	B2	173-44-B5901	2561 POST RD
0.5	R2	173-82-25	1510 OJIBWA LN
0.34	R2	173-44-0112	2401 MADISON AVE
0.39	R3	173-79-D28	4580 RIVER DR
0.48	R2	173-79-H34	2101 SHADOWVIEW CIR
0.57	R2	173-53-0504	2040 NORWAY PINE DR
0.72	R2	173-23-0815-HS-01.15	FOX LN
2.16	R4	173-23-0815-HS-01.19	FOX LN
0.61	R2	173-23-0815-HS-01.16	FOX LN
0.96	R6	173-56-5301	3541 EVERGREEN DR
0.58	R2	173-23-0828-06.23	3090 ALANS WY
0.54	R2	173-82-A1203	3031 EVERGREEN DR
0.46	R2	173-82-A1204	3011 EVERGREEN DR
0.577	R6	173-98-04	1131 DODDS DR
0.467	R6	173-98-05	1130 DODDS DR
0.94	R4	173-44-B0402	2911 GILMAN DR
19.5	PDD	173-23-0826-15.02	1450 PLEASANT DR
16.91	PDD	173-23-0826-16.04	1200 PLEASANT DR
0.494107	PDD	173-23-0816-HS-02.03	3040-42 RYAN'S WAY
0.515136	PDD	173-23-0816-HS-02.04	3060-62 RYAN'S WAY
0.2	R6	173-42-26	2840 WISCONSIN AVE
0.56	R2	173-23-0821:04.03A	3850 RIVER DR
39.83	PDD	173-23-0825-14	NONE
0.59	R6	173-23-0820-14.26	4410 RIVER DR
0.36	R2	173-80-0405	2110 WASHINGTON AVE
4.382	B2	173-23-0827-01.28	2100 MAPLE DR

0.56	R2	173-23-0820:06.36	TIMBER RIDGE DR
0.99	R2	173-23-0820:05.11	2425 TIMBER RIDGE DR
0.674	R2	173-23-0815-HS-15.20	2300 MAGNOLIA DR
0.58	R2	173-23-0815-HS-15.19	2310 MAGNOLIA DR
0.38	R3	173-44-L3301	4265 STERLING DR
0.61	R6	173-23-0820-14.54	4390 RIVER DRIVE
0.52	B2	173-44-C4001	1571 POST RD
1.14	R2	173-64-01	1920 CLAR-RE DR
1.13	R2	173-64-02	2521 CLAR-RE CT
1.19	R2	173-64-08	1810 CLAR-RE DR
0.62	R2	173-23-0823-05.04B	1620 ROOSEVELT DR
0.39	R2	173-44-0213	2431 WASHINGTON AVE
0.37	R3	173-98-E4601	3540 KARRINGTON PL
10.75	B2	173-23-0827-10.20	VACANT LAND
0.43	R6	173-42-51	2805 WASHINGTON AVE
0.2	R6	173-42-32	2540 SOUTH DR
0.76	PDD	173-41-2401	2441 VINEYARD DR
1.76	B2	173-44-C3002	1331 POST RD
0.4	R3	173-87-F42	1852 WATERVIEW COVE
0.43	R3	173-87-G49	1980 WATERVIEW BLVD
0.44	R3	173-87-G53	1575 RAPID RIVER RUN
0.38	R3	173-79-D25	4550 RIVER DR
0.4	R2	173-23-0820:06.31	2210 TIMBER VIEW DR
0.4	R3	173-87-G52	1565 RAPID RIVER RUN
12.89	PDD	173-23-0825-10.07	NONE
1.45	R2	173-79-A12	2201 OK BLUFF CIR
0.63	PDD	173-89-D02	1311 WOODDUCK LN
1.11	PDD	173-89-D01	1301 WOODDUCK LN
17.5	PDD	173-23-0836-6.14	PLEASANT DR
1.14	R2	173-23-0821:04.43	3840 RIVER DR
1.45	R2	173-44-C4401	3012 SPRINGVILLE DR
0.52	PDD	173-60-F05	945 CLEARVIEW CT
0.61	PDD	173-60-F06	955 CLEARVIEW CT
0.39	R2	173-44-M04	2250 TIMBER VIEW DR
0.43	R2	173-44-M06	2270 TIMBER VIEW DR
0.4	R2	173-44-M08	2265 TIMBER VIEW DR
0.44	R2	173-44-M07	2275 TIMBER VIEW DR
0.64	R2	173-44-M12	4030 RIVER DR
0.54	R2	173-44-M13	4040 RIVER DR
0.99	R2	173-23-0820:05.09	2405 TIMBER RIDGE DR
5	R2	173-23-0811-16.02	5572 PORTER RD
6.76	B2	173-23-0827-10.27	VACANT LAND
0.48	PDD	173-94-04	920 TORREY PINES WAY
0.57	PDD	173-94-10	860 TORREY PINES WAY

0.59	PDD	173-15-32	3780 AUGUSTA CT
0.43	PDD	173-15-33	3850 AUGUSTA CT
0.46	PDD	173-16-050	3755 CUMBERLAND DR
0.3	PDD	173-37-2401	535 GREYSTONE PLACE
0.33	PDD	173-37-2303	505 GREYSTONE PLACE
0.29	PDD	173-37-2302	500 GREYSTONE PLACE
0.38	PDD	173-37-2301	510 GREYSTONE PLACE
0.3	PDD	173-37-22	520 GREYSTONE PLACE
0.25	PDD	173-37-22	530 GREYSTONE PLACE
0.26	PDD	173-37-22	540 GREYSTONE PLACE
0.32	PDD	173-37-20	560 GREYSTONE PLACE
0.71	PDD	173-37-09	555 COPPERLEAF COURT
0.69	PDD	173-37-08	545 COPPERLEAF COURT
0.68	PDD	173-37-02	540 COPPERLEAF COURT
0.7	PDD	173-37-01	550 COPPERLEAF COURT
12.83	R6	173-23-0828-16.35	NONE
0.66	PDD	173-17-49	4290 LANCASTER ROAD
0.46	R6	173-98-K120	3385 BARRINGTON CT
0.6	PDD	173-36-27	600 W COPPERLEAF COURT
0.53	PDD	173-36-30	630 W COPPERLEAF COURT
0.54	PDD	173-36-3101	640 W COPPERLEAF COURT
0.59	PDD	173-36-34	625 W COPPERLEAF COURT
0.69	PDD	173-36-36	605 W COPPERLEAF COURT
0.61	PDD	173-36-37	600 W SILVERLEAF COURT
0.46	PDD	173-36-39	620 W SILVERLEAF COURT
0.48	PDD	173-36-41	640 W SILVERLEAF COURT
0.53	PDD	173-36-43	655 W SILVERLEAF COURT
0.47	PDD	173-36-45	635 W SILVERLEAF COURT
0.45	PDD	173-36-47	615 W SILVERLEAF COURT
0.56	<Null>	173-97-1501	2051 PORTER RD
0.46	PDD	173-34-54	638 BRIARWOOD WAY
0.46	PDD	173-34-55	628 BRIARWOOD WAY
0.45	PDD	173-34-56	618 BRIARWOOD WAY
0.56	PDD	173-34-57	608 BRIARWOOD WAY
0.51	PDD	173-34-60	627 BRIARWOOD WAY
0.51	PDD	173-34-61	617 BRIARWOOD WAY
0.6	PDD	173-34-62	607 BRIARWOOD WAY
0.51	PDD	173-34-64	547 BRIARWOOD COURT
0.49	PDD	173-34-65	537 BRIARWOOD COURT
0.51	PDD	173-34-66	527 BRIARWOOD COURT
0.48	PDD	173-34-68	518 BRIARWOOD COURT
0.55	PDD	173-34-69	528 BRIARWOOD COURT
0.2	PDD	173-14-03	2841 BRIAR LN-SNOW RET/IRRIG ELECT
1.32	PDD	173-20-04	NONE

0.39	PDD	173-20-07	3990/92 CUMBERLAND DR
1.16	PDD	173-20-05	NONE
3.8	PDD	173-23-0827-12.04	FOREST DR
0.34	PDD	173-02-01	620 MORNING STAR LN
0.33	PDD	173-02-02	610 MORNING STAR LN
0.33	PDD	173-02-05	570 MORNING STAR LN
0.33	PDD	173-02-06	560 MORNING STAR LN
0.292	PDD	173-02-15	575 MORNING STAR LN
0.295	PDD	173-02-16	595 MORNING STAR LN
0.295	PDD	173-02-17	605 MORNING STAR LN
0.295	PDD	173-02-18	615 MORNING STAR LN
0.298	PDD	173-02-19	625 MORNING STAR LN
0.298	PDD	173-02-20	650 GREEN PASTURES TRAIL
0.283	PDD	173-02-21	645 GREEN PASTURES TRAIL
0.298	PDD	173-02-25	650 STILL WATERS LN
0.344	PDD	173-02-26	645 STILL WATERS LN
0.264	PDD	173-02-32	4529 HANOVER ST
0.264	PDD	173-02-33	4527 HANOVER ST
0.269	PDD	173-02-34	785 TRINITY LN
0.254	PDD	173-02-35	780 TRINITY LN
0.267	PDD	<Null>	750 GREEN PASTURES TRAIL
0.258	PDD	173-02-71	4509 HANOVER ST
0.266	PDD	173-02-72	705 MORNING STAR LN
0.336	PDD	173-02-73	700 MORNING STAR LN
0.253	PDD	173-02-69	760 GREEN PASTURES TRAIL
0.177	PDD	173-02-68	780 GREEN PASTURES TRAIL
0.169	PDD	173-02-67	790 GREEN PASTURES TRAIL
0.17	PDD	173-02-66	810 GREEN PASTURES TRAIL
0.179	PDD	173-02-65	820 GREEN PASTURES TRAIL
0.182	PDD	173-02-64	830 GREEN PASTURES TRAIL
0.184	PDD	173-02-63	840 GREEN PASTURES TRAIL
8.63	PDD	173-02-52	NONE
7.75	PDD	173-23-0836-07.04	NONE
21	PDD	173-23-0836-08.01	NONE
0.63	PDD	173-02-OL1	NONE
7.75	PDD	173-23-0836-07.04	NONE

List B: Vacant Non-Residentially Zoned Parcels

ACREAGE	ZONING CODE	PIN NUMBER	STREET ADDRESS
39.52	PDD	173-23-0835-01	NONE
29.23	PDD	173-23-0835-02.01	NONE
39.52	PDD	173-23-0835-04	NONE

33.01	PDD	173-23-0835-03.01	NONE
39.01	A	173-23-0827-03	NONE
106.03	PDD	173-23-0825-07.01	NONE
7.33	A	173-23-0827-05.10	NONE
10	A	173-23-0827-04.02	NONE
29.73	A	173-23-0827-14.01	NONE
38	A	173-23-0827-16	3770 POST ROAD
40	A	173-23-0827-13	NONE
36.93	A	173-23-0823-08	NONE
10	A	173-23-0828-11.02	NONE
30	A	173-23-0828-11.01	NONE
40	A	173-23-0828-12	NONE
28.84	A	173-23-0827-08.11	NONE
59.7	A	173-23-0826-11.06	1750 PLEASANT DR
37.1	A	173-23-0826-12.02	NONE
13.68	A	173-23-0826-10.02	NONE
18.46	PDD	173-23-0811-13.04	NONE
2	PDD	173-23-0811-13.06	NONE
2	PDD	173-23-0811-13.07	NONE
37.24	A	173-23-0823-09	NONE
2.91	A	173-23-0823-12.02	NONE
34.24	A	173-23-0823-14	NONE
3.131861	A	173-23-0823-15	NONE
3.872965	A	173-23-0823-16	NONE
33.69	A	173-23-0823-03.01	NONE
36.85	A	173-23-0823-04.03	NONE
18.1	PDD	173-23-0811-13.08	NONE
23.09	PDD	173-23-0811-16.01	NONE
38.21	A	173-23-0823-13	NONE
ACREAGE	ZONING CODE	PIN NUMBER	STREET ADDRESS
1.61	PDD	173-23-0811-01.04	210/220 CROSSROADS DR
2.76	B2	173-23-0823-12.25	1550 AMERICAN DR
2.7	B2	173-23-0822-06.10	1970 POST RD
1.41	B2	173-44-A7401	2821 PLOVER RD
0.41	B2	173-41-14	3021 MADISON AVE
0.41	B2	173-42-1801	2900 POST RD
0.22	B2	173-44-A05	2730 WILLOW DR
0.2	B2	173-44-A62	2905 EARHART AVE
0.51	B2	173-44-A67	NONE
0.79	B2	173-89-0601	3110 ROSALIE PKWY
2.76	B2	173-23-0816-01.14	1010 POST RD
1.89	B2	173-23-0822-06.13	2000 POST RD
1.58	B2	173-23-0822-06.14	2020 POST RD
1.44	B2	173-23-0822-06.15	2110 POST RD

1.3	B2	173-44-A75	2801 PLOVER RD
0.97	B2	173-44-A7601	3001-3021 POST RD
0.25	B2	173-44-C2401	1211 POST RD
3.22	B2	173-23-0827-06.02	3041 POST RD
1.51	B2	173-89-0501	3040 ROSALIE PKWY
0.77	B2	173-89-0401	3030 ROSALIE PKWY
0.36	B2	173-44-A7101	2800 PLOVER RD
0.2	B2	173-44-A61	2805 SOUTH DR
5.05	B2	173-44-C2601	1241 POST RD
2.95	B2	173-23-0821-16.13	3150 PLOVER RD
0.52	M2	173-44-A1705	2930 PLOVER RD
0.27	B2	173-44-A6801	2920 PLOVER RD
0.47	B2	173-43-37	2562 POST RD
0.4	B2	173-44-B3601	2501 POST RD
0.18	B2	173-42-0801	2830 POST RD
0.15	B2	173-42-13	2840 POST RD
0.65	B2	173-23-0815-HS-16.01	1800-1816 POST RD
0.61	B2	173-44-B1201	2311 POST RD
2.44	B4	173-23-0823-11.15	1794-1798 PLOVER RD
1.83	B4	173-44-C2505	POST RD
6.45	B4	173-44-C2507	POST RD
0.89	B4	173-23-0823-11.08	1840 PLOVER RD
1.75	PDD	173-23-0826-05.28	1740 PARK AVE
0.41	B2	173-41-13	3020 WISCONSIN AVE
2.27	PDD	173-23-0811-04.29	1005-07 COMMONS CIR
22.81	PDD	173-23-0811-03.01	COMMONS CIR
1.23	B2	173-23-0827-02.03	2431 PLOVER RD
4.382	B2	173-23-0827-01.28	2100 MAPLE DR
0.65	B2	173-23-0823-12.20	2800 VILLAGE PARK DR
0.89	B2	173-23-0826-06.28	3090 MENARDS DR
5.35	A	173-23-0828-16.09	3041 FOREST DR
0.67	B4	173-23-0827-01.35	3150 IBER LN
7.7	M1	173-23-0822-15.16	2380 PLOVER RD
0.44	B2	173-43-3501	2562 POST RD
1.82	B2	173-44-C380801	1531 POST RD
1.57	B4	173-23-0827-01.29	SECTION 27
0.48	PDD	173-23-0826-05.26	3010 VILLAGE PARK DR
1.34	B2	173-23-0822-06.18	2140 POST RD
1.53	M1	173-23-0827-09.24	3600 POST RD
0.41	B2	173-44-A57	2800 SOUTH DR
0.54	<Null>	173-23-0826-06.34	NONE



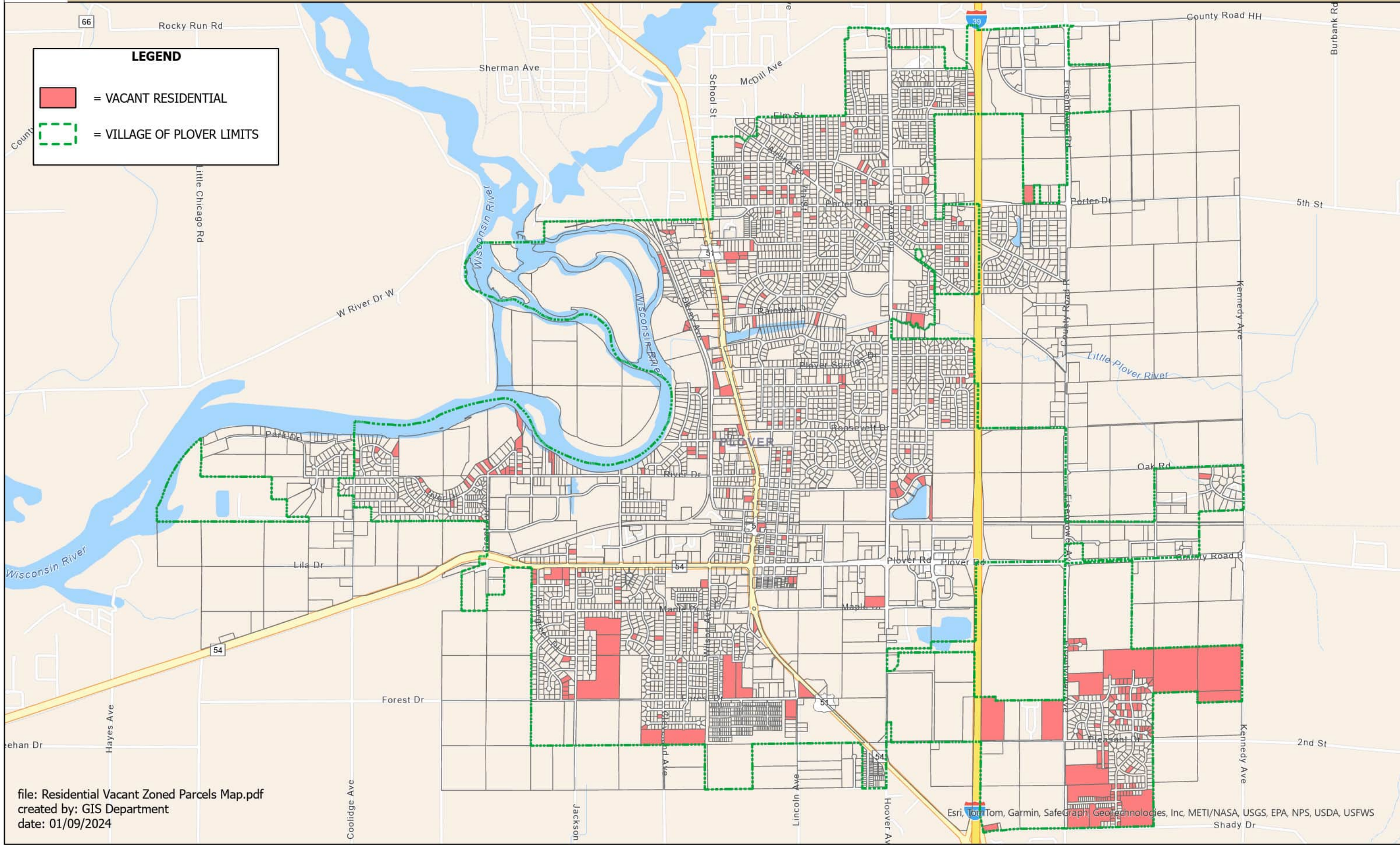
Village of Plover
RESIDENTIAL ZONED VACANT PARCELS



LEGEND

 = VACANT RESIDENTIAL

 = VILLAGE OF PLOVER LIMITS



file: Residential Vacant Zoned Parcels Map.pdf
created by: GIS Department
date: 01/09/2024


Esri, TomTom, Garmin, SafeGraph, Geotechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS




Village of Plover
**UNDEVELOPED VACANT PARCELS
IN REDEVELOPED AREA**



LEGEND

 = VACANT PARCELS IN REDEVELOPED AREA (87 PARCELS)

 = VILLAGE OF PLOVER LIMITS

